

PALM BEACH COUNTY

STATUS REPORT SR 2003-016
(For Zoning Control # 2003-016)

Staff Recommendation

Staff recommends the approval of a two-year time extension, from August 28, 2007, to August 28, 2009, to commence development. This recommendation is based on the following:

1. The approval is consistent with the land use designation of the Palm Beach County Comprehensive Plan and the Unified Land Development Code.
2. The project meets the Countywide Traffic Performance Standards.

Development Approval Being Reviewed: Zoning Petition 2003-016 was approved by the adoption of Resolution R-2003-1293 on August 28, 2003. The resolution approved a Class A Conditional Use (CA) to allow a church or place of worship in the Agricultural Residential (AR) Zoning District. The zoning action is now being reviewed pursuant to Article 2.E., "Monitoring," of the Palm Beach County Unified Land Development Code for failure to commence development.

Property Description: The property is approximately 1.11 acres and is approximately 2,200 feet west of Florida's Turnpike on the north side of Donald Ross Road.

Property Owner: Church of God of Prophecy of West Palm Beach

Required Action: Article 2.E. of the Unified Land Development Code requires that the Board of County Commissioners take one or more of the following actions: 1) grant a time extension of up to two years; 2) rezone the property and/or revoke the special exception/conditional use; 3) impose entitlement density/intensity; 4) add or modify conditions of approval, 5) permit the property owner to file a petition to add or modify conditions of approval; 6) direct staff to cite the property owner for Code violation; and/or 7) deny or revoke a building permit, issue a stop work order, deny a Certificate of Occupancy, revoke any concurrency, deny or revoke any permit or approval.

REVIEW FACTORS

Consistency with Land Use Plan and Unified Land Development Code

The land use category for the property is Rural Residential 2.5. The current approval is consistent with the land use designation of the Palm Beach County Comprehensive Plan and with the Unified Land Development Code. Places of worship are permitted in all land use designations.

Performance Standards

This project meets the Countywide Traffic Performance Standards as an insignificant project. The status of affected roadways is as follows:

Road	From	To	2007 VOLUME		AM Peak Hour		PM Peak Hour	
			AM	PM	v/c	LOS	v/c	LOS
Donald Ross Rd.	69 th Dr. N	I-95 Interchange	1171	1116	0.38	A	0.36	A

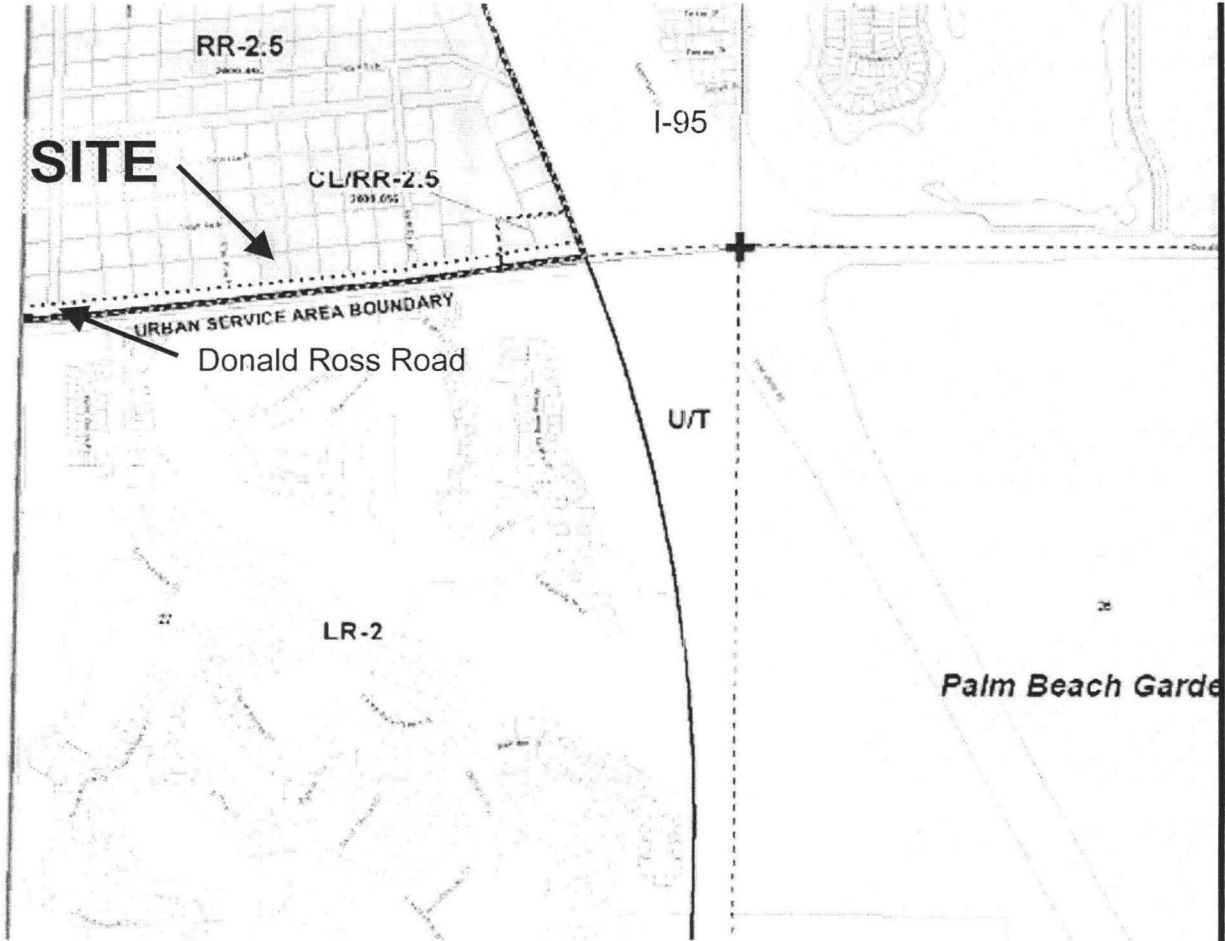
Supplemental Information

The only previous time extension was a one-year administrative time extension which expired on August 28, 2007.

There were no time certain conditions of approval.

November 2007

**PALM BEACH COUNTY
SITE LOCATION AND LAND USE**



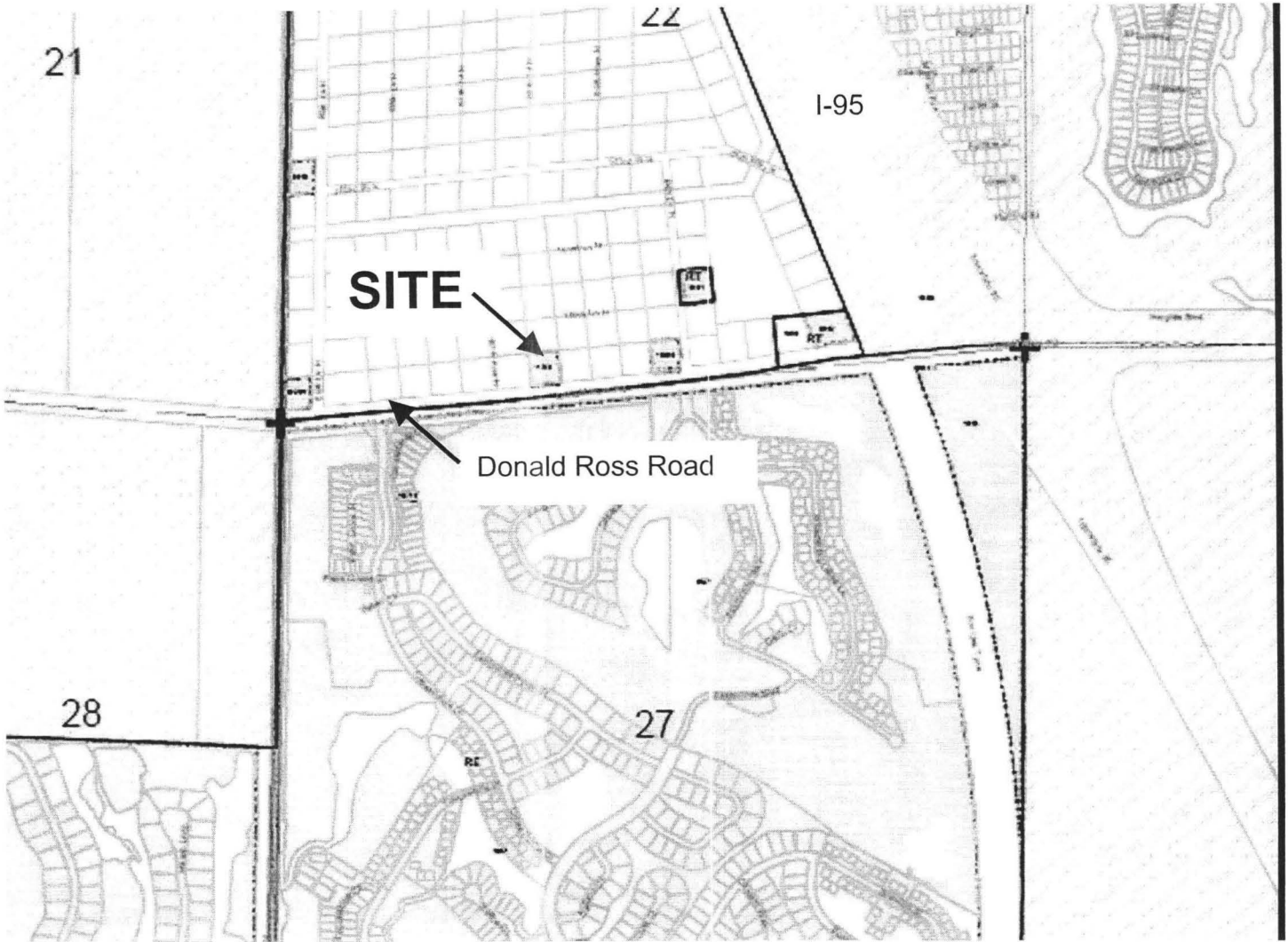
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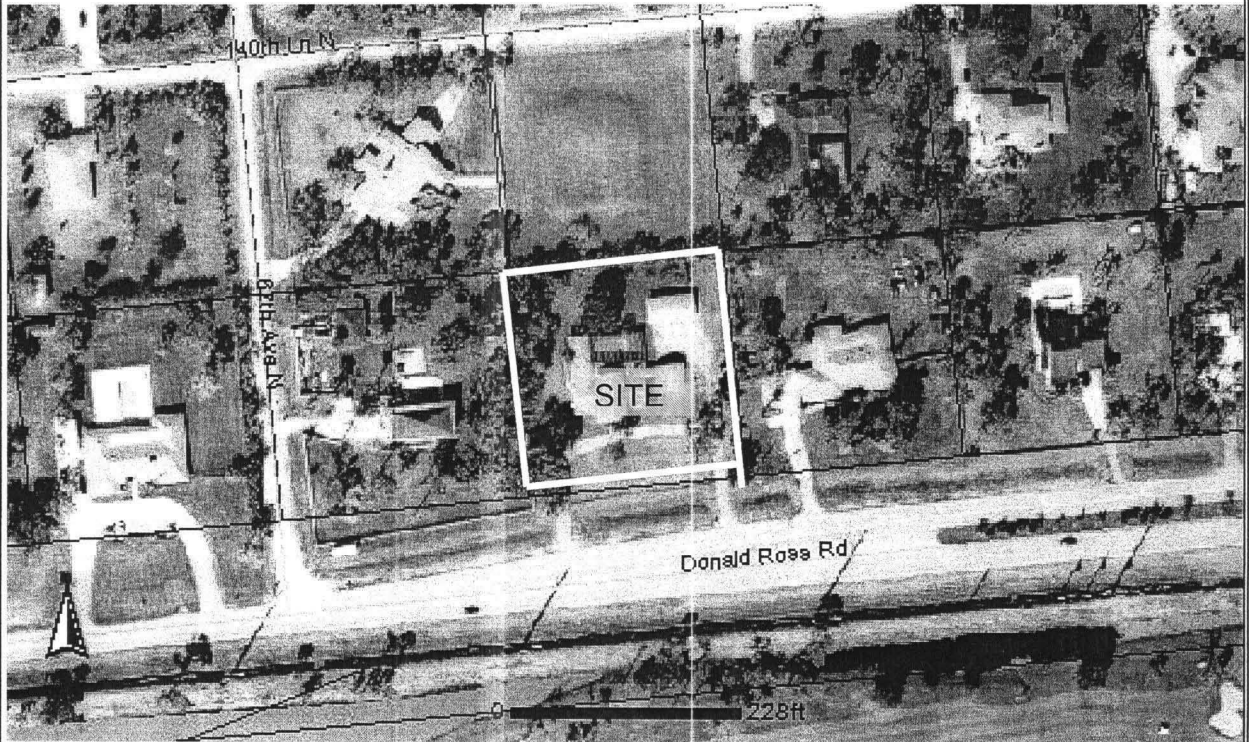
PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



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PALM BEACH COUNTY AERIAL



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